

Document No. 4430
Voted at Meeting of 3/39/84

BOARD OF APPEAL REFERRALS

March 29, 1984

1. Z-6600 Antonia Pari
75 Condor Street, East Boston
2. Z-6646 James Brosnahan, Trustee, 156 West Concord Realty Trust
156 West Concord Street, Boston
3. Z-6657 Blackside, Inc.
482-490 Shawmut Avenue, Boston
4. Z-6680 Burton F. Jaffe
557A-559 Columbus Avenue, Boston
5. Z-6683 Michael A. Corley
83 Manthorne Road, West Roxbury
- *6. Z-6698 Armand J. Donati
10 Eagle Square, East Boston
7. Z-6702-6703 Donald Corey, Trustee
691-697r Massachusetts Avenue and 63-69 Northampton Street,
Boston
8. Z-6737 James Rosatto and James Stella
63 St. Andrew Road, East Boston
9. Z-6738 Barrett School Associates
25 Travis and 20 Kingsley Streets, Brighton
10. Z-6763 118 Marlborough Street Trust
118 Marlborough Street, Boston
11. Z-6764 Joseph W. and Patricia E. Higgins
218R Centre Street, Dorchester
12. Z-6765 Boston Wharf Co.
50-52 Midway Street, South Boston
13. Z-6784 Colin P. Bowen
63 Rutland Street, Boston
14. Z-6811 Teresa O'Sullivan and Robert H. Rasmussen
270 West Fifth Street, South Boston
15. Z-6831 Curt R. Feuer, Trustee, Cover Realty Trust
10 Green Street, Jamaica Plain
16. Z-6843 Cyrus Durgin
37 Union Park, Boston
17. Z-6849 Leonard B. Robinson
862-870 Blue Hill Avenue, Dorchester
18. Z-6854 Anthony Briggs
34 Braddock Park, Boston
19. Z-6857 Stonberg Holdings Corporation
Marketplace Lofts Limited Partnership
6-12 Thacher Street, Boston
20. Z-6861-6863 Bonnie J. Widdoes
3a-3b-3d Monument Square, Charlestown
21. Z-6865 Lisa Levine
24r Lanark Road, Brighton
22. Z-6867 Emerson College
126r Beacon Street, Boston
23. Z-6886 Walter P. O'Brien
157 G Street, South Boston
24. Z-6892 Joseph T. Morrissey
1401 Centre Street, Roslindale
25. Z-6895 Steven P. Treon
4456-4458 Washington Street, Roslindale
26. Z-6897 Trustees of Longwood Medical Building Trust,
Children's Hospital Medical Center Corporation
Children's Hospital Corporation
333 Longwood Avenue, Boston

*Not included in advance distribution

MEMORANDUM
March 29, 1984
TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/10/84
Z-6600
Antonia Pari
75 Condor Street, East Boston
near Meridian Street

2½-story structure

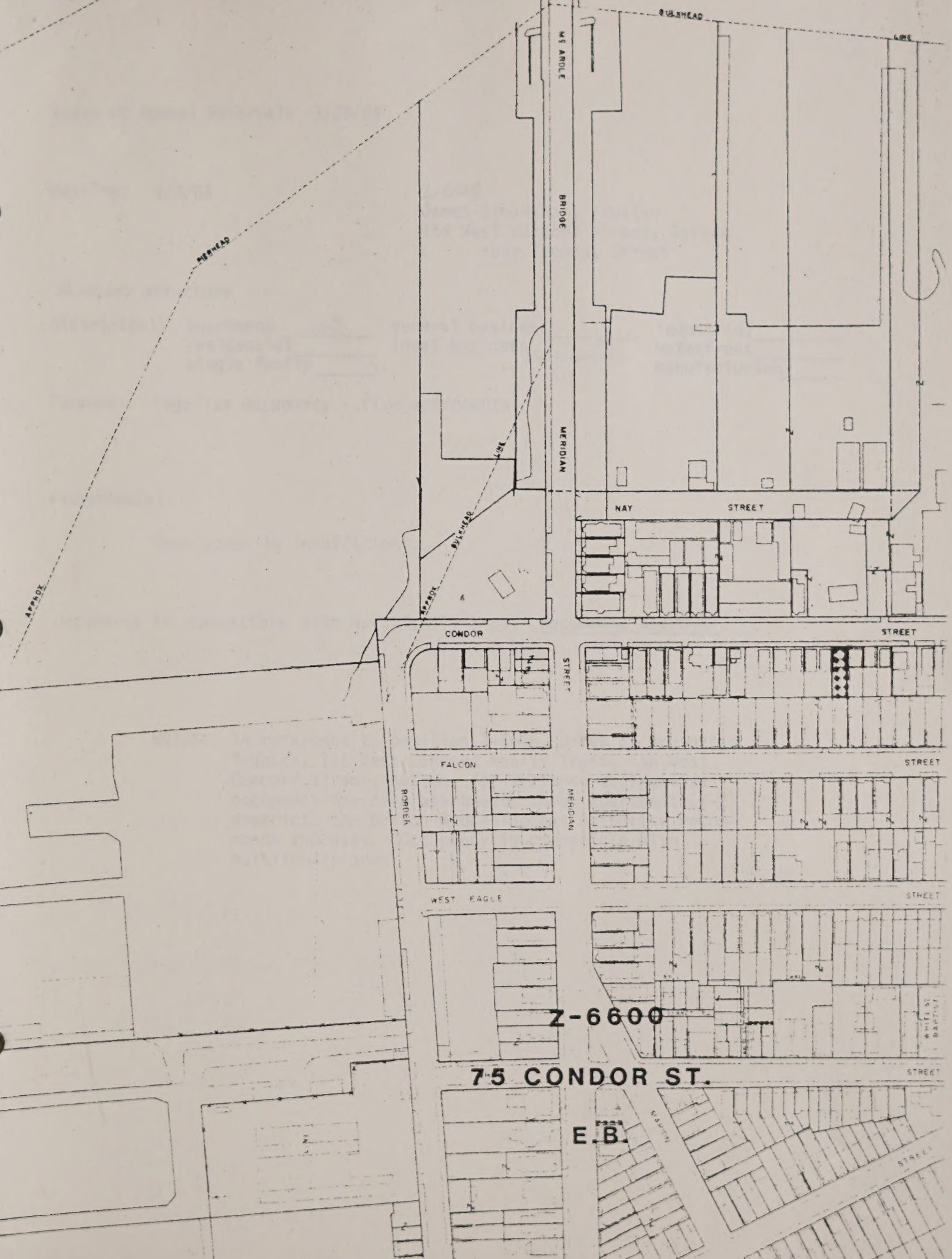
District(s): apartment _____ general business _____ industrial _____
residential R-.8 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect two-story rear addition to one-family dwelling.

Violation(s):
Floor area ratio is excessive.
Side and rear yards are insufficient.

Addition will create new living room and bedrooms. No increase in existing side yard deficiency. Adequate rear yard remains. No response from abutters.
Recommend approval.

VOTED: In reference to petition Z-6600, Antonia Pari, 75 Condor Street, East Boston, for three variances to erect two-story addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Addition will create new living room and bedrooms. No increase in existing side yard deficiency. Adequate rear yard remains.



APPROX

MERHEAD

APPROX
MERHEAD

MS ARLOE

BRIDGE

MERIDIAN

MERHEAD

LOWE

NAY

STREET

CONDOR

STREET

STREET

FALCON

STREET

MERIDIAN

BORDEN

WEST EAGLE

STREET

Z-6600

7-5 CONDOR ST.

E.B.

WHITE ST
BAPTIST

STREET

STREET

Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6646
James Brosnahan, Trustee
156 West Concord Street, Boston
near Tremont Street

3½-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

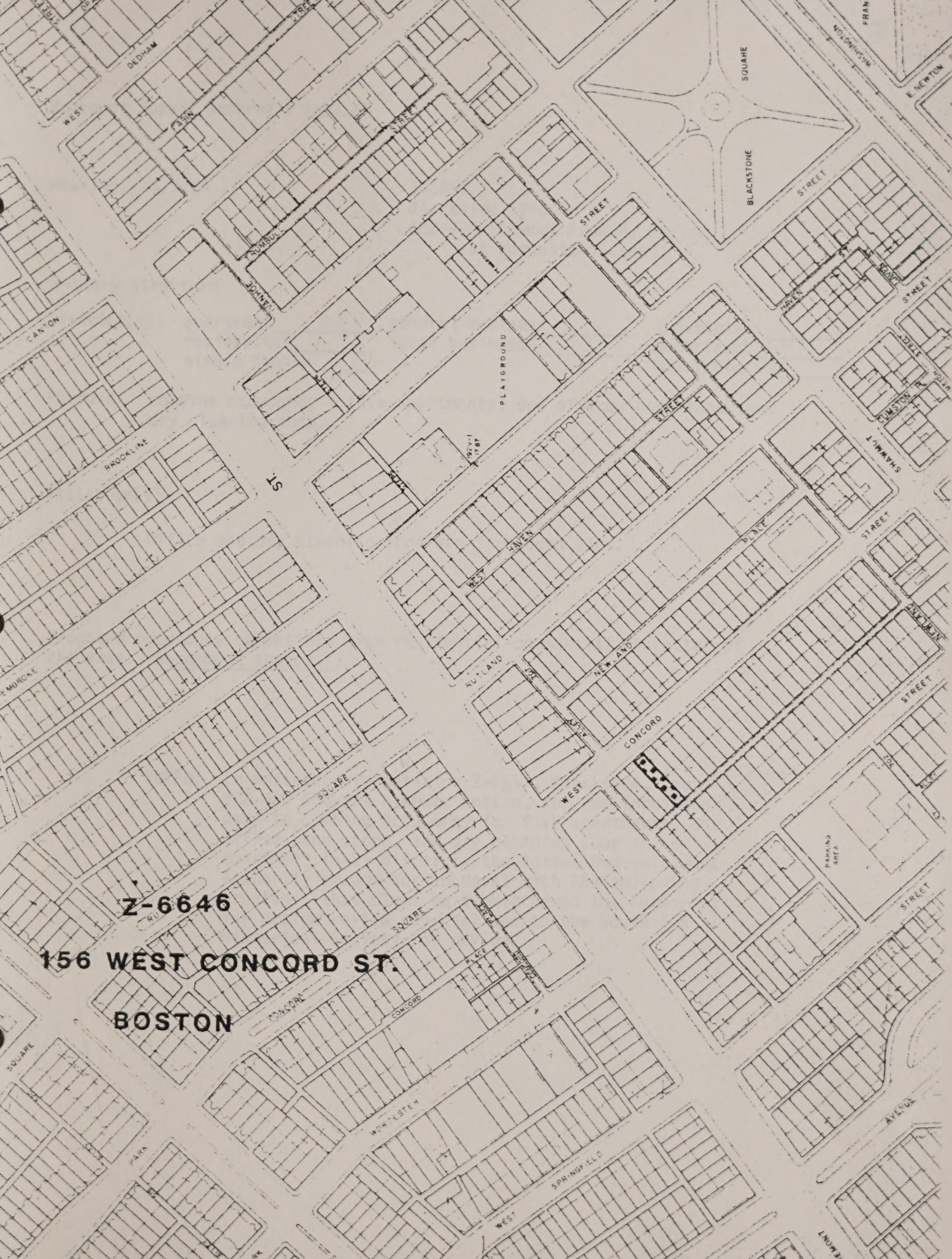
Purpose: legalize occupancy - five apartments.

Violation(s):

Open space is insufficient.

Occupancy is compatible with multifamily area. Recommend approval.

VOTED: In reference to petition Z-6646, James E. Brosnahan, Trustee, 156 West Concord Realty Trust, 156 West Concord Street, Boston, for variance to legalize occupancy for five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Occupancy is compatible with multifamily area.



Z-6646

156 WEST CONCORD ST.

BOSTON

Board of Appeal Referrals 3/29.84

Hearing: 4/3/84

Z-6657
Blackside, Inc.
482-490 Shawmut Avenue, Boston
at Worcester Street

5-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: combine occupancy - five apartments, one office, one store, and
dry cleaning shop.

Violation(s):

Office and dry cleaning shop are forbidden uses.

Proposed occupancy compatible with residential-commercial character of
the area. Recommend approval.

VOTED: In reference to petition Z-6657, Blackside, Inc.,
482-490 Shawmut Avenue, Boston, for two forbidden
uses to combine occupancy for five apartments, one
office, one store, and dry cleaning shop in an
apartment (H-2) district, the Boston Redevelopment
Authority recommends approval with the following
proviso: that plans be submitted to the Authority
for design review approval and to the South End
Historical Society for review.



482-490 SHAWMUT AVE.

BOSTON

Z-6657

CENTERTY

BLACKSTONE

SQUARE

FRANKLIN

PARKING

AREA

Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6680
Burton F. Jaffe
557A-559 Columbus Avenue, Boston
at Wellington Street

Four-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ L-2 _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from six apartments, two stores, hall, and office
to nineteen apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Because of size of development, petitioner should submit plans for
detailed staff review before further Board of Appeal action. Review
by South End Historical Society is also warranted. Recommend Board
of Appeal defer action until reviews are completed.

VOTED: In reference to petition Z-6680, Burton F. Jaffe,
557A-559 Columbus Avenue, Boston, for a forbidden
use and two variances for change of occupancy from
six apartments, two stores, hall, and office to
nineteen apartments in a local business (L-2) dis-
trict, the Boston Redevelopment Authority recommends
that Board of Appeal defer further action on this
development until petitioner submits plans to
Authority for detailed review inclusive of fire
escapes, roof decks, and exterior treatment. Review
by South End Historical Society is also warranted.

557A-559 COLUMBUS AVE.

BOSTON

Z-6680



Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6683
Michael A. Corley
83 Manthorne Road, West Roxbury
at Pierpont Road

4,525 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: subdivide; erect one-family dwelling.

Violation(s):

Lot area, lot width, and front and side yards are insufficient.

Petitioner's proposal to subdivide existing 10,000-square-foot lot and erect a one-family dwelling on a substandard lot adversely affects the residential neighborhood, creates undesirable precedent, and does not comply with conditions required for variances. Abutters are adamantly opposed. Recommend denial.

VOTED: In reference to petition Z-6683, Michael A. Corley, 83 Manthorne Road, West Roxbury, for four variances to subdivide and erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Petitioner's proposal to subdivide existing 10,000-square-foot lot and erect a one-family dwelling on a substandard lot adversely affects this residential neighborhood, creates undesirable precedent and does not comply with conditions required for variances.



2-6683
B3. MANTHORNE RD.
W.R.

Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6698
Armand J. Donati
10 Eagle Square, East Boston
at East Eagle Street

8,336 square feet of land

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: erect three-story warehouse-office structure

Violation(s):

Warehouse is forbidden use.

Floor area ratio and number of stories are excessive.

Structure is in process of being constructed. Freight would be stored overnight in warehouse and subsequently transported to airport. Proposal would generate additional truck traffic and is contrary to objectives of East Boston community to reduce airport-related facilities. Recommend denial.

VOTED: In reference to petition Z-6698, Armand J. Donati, 10 Eagle Square, East Boston, for a forbidden use and two variances to erect three-story warehouse-office structure in local business (L-.5) and apartment (H-1) districts, the Boston Redevelopment Authority recommends denial. Freight would be stored overnight in warehouse and subsequently transported to airport. Proposal would generate additional truck traffic and is contrary to objectives of East Boston community to reduce airport-related facilities.



Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6702-6703

Donald Corey, Trustee

691-697r Massachusetts Avenue and
63-69 Northampton Street, Boston

Parking lot

District(s):	apartment <u>H-2</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing <u>M-1</u>

Purpose: continue use - 48 cars.

Violation(s):

Parking lot is forbidden use in H-2 district and conditional use in manufacturing district.

In variance with former decision of Board of Appeal.

In August 1981, Authority recommended continuance of use for two years. Use expired last December. No objection to additional two years.
Recommend approval with provisos.

VOTED: In reference to petition Z-6702-6703, Donald Corey, Trustee, 691-697r Massachusetts Avenue and 63-69 Northampton Street, Boston, for forbidden use, conditional use, and variance to continue use of parking lot for 48 cars in apartment and manufacturing (H-2 and M-1) districts, the Boston Redevelopment Authority recommends approval with the following provisos: that use expire December 31, 1985; that the lot be maintained free of debris at all times; that appellant provide accommodations to neighborhood residents allowing them to park their cars for monthly rate different from rate charged those using lot commercially.



Z-6702-03

691-697R MASSACHUSETTS AVE,

63-69 NORTHAMPTON ST.

BOS.

Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6737

James Rosatto and James Stella
63 St. Andrew Road, East Boston
near Austin Avenue

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from three- to four-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Proposed occupancy is incompatible with the residential area and would create an unwanted precedent. Residents are adamantly opposed.
Recommend denial.

VOTED: In reference to petition Z-6737, James Rosatto and James Stella, 63 St. Andrew Road, East Boston, for forbidden use and variance for change of occupancy from three-family to four-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed occupancy is incompatible with residential area and would create an unwanted precedent.

63 ST. ANDREW RD.
EAST BOSTON

Z-6737



Board of Appeal Referrals 3/26/84

Hearing: 4/3/84

Z-6738
Barrett School Associates
25 Travis and 20 Kingsley Streets,
Brighton

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from school to offices.

Violation(s):

Office building is forbidden use.

Parking within required front yard is not allowed.

Floor area ratio and number of stories are excessive.

Former City of Boston David L. Barrett elementary School is presently vacant and abandoned. Community has met with developers re parking, fencing, lighting, landscaping, and security. Off-street parking for 53 cars will be provided. Recommend approval with proviso.

VOTED: In reference to petition Z-6738, Barrett School Associates, 25 Travis and 20 Kingsley Streets, Brighton, for a forbidden use and three variances for change of occupancy from school to offices in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans, inclusive of fencing, lighting, landscaping, and security, be submitted to the Authority for design review approval.

25 TRAVIS ST. & 20 KINGSLEY ST.



Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6763

118 Marlborough Street Trust
118 Marlborough Street, Boston
near Clarendon Street

Four-story structure

District(s):	apartment <u>H-3-65</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

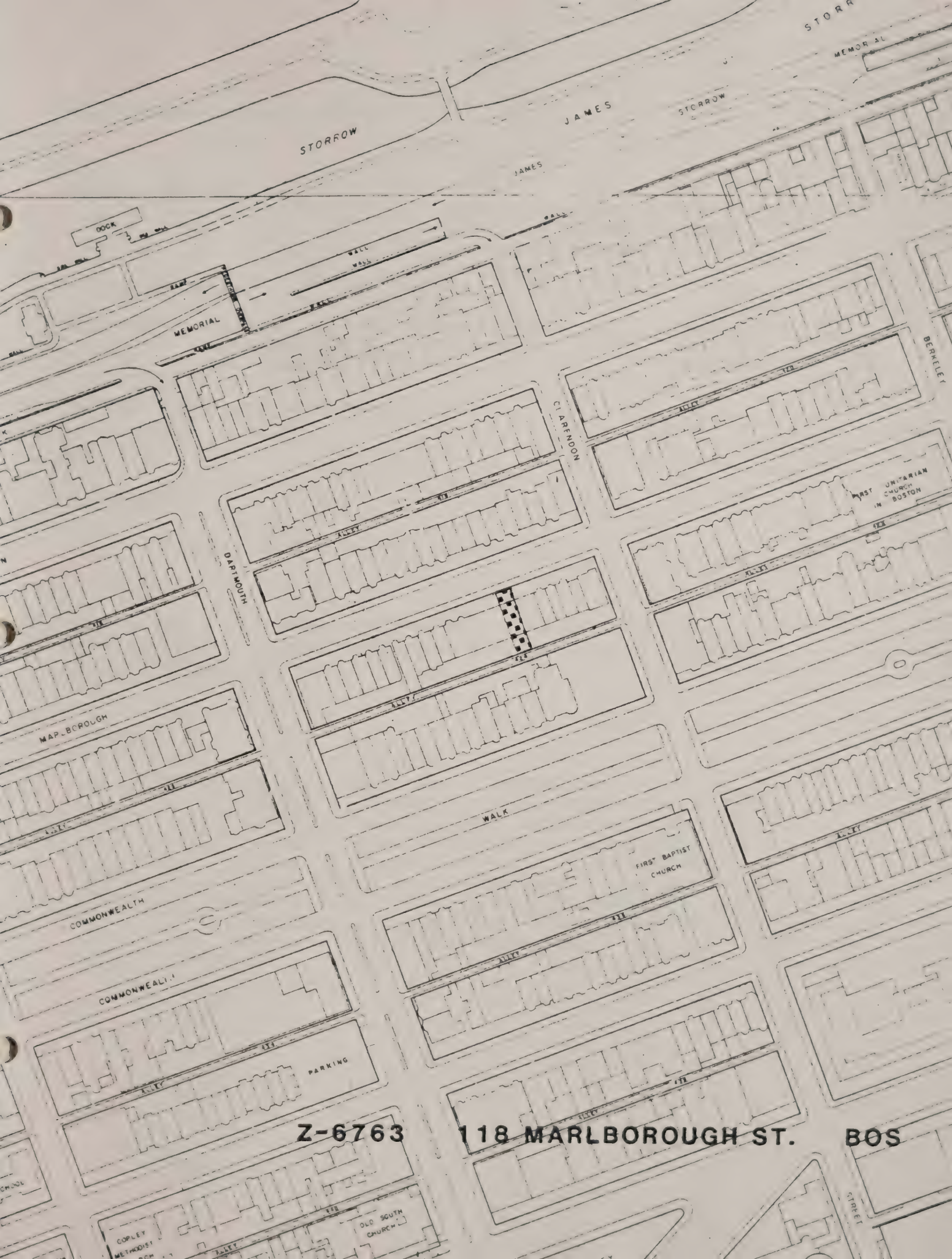
Purpose: erect one-story, two-car garage in rear.

Violation(s):

Side and rear yards are insufficient.

Proposed addition will block light and air to adjacent structures, eliminate open space, and be visible from Clarendon Street Playground. Neighborhood Association of Back Bay is opposed. Recommend denial.

VOTED: In reference to petition Z-6763, 118 Marlborough Street Trust, 118 Marlborough Street, Boston, for two variances to erect one-story, two-car garage in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Proposed addition will block light and air to adjacent structures, eliminate open space, and be visible from Clarendon Street Playground.



Z-6763

118 MARLBOROUGH ST.

BOS

Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6764

Joseph W. and Patricia E. Higgins
218R Centre Street, Dorchester
near Dorchester Avenue

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect addition to garage.

Violation(s):

Front and side yards are insufficient.

Addition (16' x 20') to be used for storage. Side yard deficiency would not be increased and adequate rear yard would remain. Recommend approval with provisos.

VOTED: In reference to petition Z-6764, Joseph W. and Patricia E. Higgins, 218R Centre Street, Dorchester, for two variances to erect addition to garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso: that there be no repair of cars in garage and proposed extension; that the extension be used for storage purposes only; that plans be submitted to the Authority for design review.



Z-6764

218 CENTRE ST DOR

DORCHESTER

Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6765
Boston Wharf Co.
50-52 Midway Street, South Boston
near Richards Street

26,400 square feet of land

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4

Purpose: use premises for private parking lot - 80 cars.

Violation(s):

Parking lot is conditional use.

Rear yard is insufficient.

Lot for parking tenant's (Cablevision) vans and employees' cars will tend to alleviate on-street parking in area. Recommend approval with proviso:

VOTED: In reference to petition Z-6765, Boston Wharf Co., 50-52 Midway Street, South Boston, for conditional use and variance to use premises for private parking lot - 80 cars - in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with following proviso: that use terminate at end of one year.



PARKING
AREA

STREET

AVENUE

MIDWAY

U.S. POST OFFICE
GARAGE

WEST FIRST STREET

Z-6765

50-52 MIDWAY ST.

SOUTH BOSTON

RAILROAD

BOLTON

STREET

WEST FIRST

CYPHER

LOUIS

STREET

MARYFORD

NEW HAVEN

NEW YORK

BULLOCK

Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6784
Colin P. Bowen
63 Rutland Street, Boston
near Tremont Street

Four-story structure

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: convert basement storage area of four-unit apartment structure
to living space.

Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

Converted space will be part of owner's apartment. Recommend approval.

VOTED: In reference to petition Z-6784, Colin P. Bowen,
63 Rutland Street, Boston, for two variances to
convert basement storage area of four-unit apart-
ment to living space in an apartment (H-2) dis-
trict, the Boston Redevelopment Authority recom-
mends approval. Converted space will be part of
owner's apartment.



Z-6784 63 RUTLAND ST. BOS

Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6811
Teresa O'Sullivan and Robert H. Rasmussen
270 West Fifth Street, South Boston
near F Street

3½-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

Occupancy is compatible with residential character of neighborhood.
Recommend approval.

VOTED: In reference to petition Z-6811, Teresa O'Sullivan and Robert H. Rasmussen, 270 West Fifth Street, South Boston, for a forbidden use and a variance to legalize occupancy as three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Proposal is compatible with residential character of neighborhood.



BISSELL
SCHOOL
(TEL.)

WEST

FOURTH

ALBANIAN
ORTHODOX
CHURCH

U.S.P.C.
BOSTON
STATION

THIRD

WEST

FIFTH

SIXTH

W. SEVENTH

BOYS CLUB
SOUTH BOSTON

ST AUGUSTINE
CEMETARY

PATRICK F. GAYN
JR HIGH
SCHOOL

ST AUGUSTINE
R.C. CHURCH

Z-6811

270 WEST FIFTH ST.

SOUTH BOSTON

TELEGRAPH

STREET

EAST

ANDREWS STREET

MERCER

GATES

OLD HARBOR

CARMELITE
SISTERS

NATIONAL
STREET

ATLANTIC
STREET

THOMAS

THOMAS

THOMAS

Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6831
 Curt R. Feuer, Trustee
 Cover Realty Trust
 10 Green Street, Jamaica Plain
 near Centre Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
 residential R-.5 _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from garage, retail printing, office, and
 jewelry manufacturing to offices.

Violation(s):

Change in nonconforming use.

Off-street parking is insufficient.

Present, plans include only the first floor, which will be leased to
 Massachusetts Department of Rehabilitation, provider of vocational
 services to injured and handicapped persons. Proposed use is compatible
 with structure and nearby Centre Street commercial area. Recommend
approval with provisos.

VOTED: In reference to petition Z-6831, Curt R. Feuer, Trustee,
 Cover Realty Trust, 10 Green Street, Jamaica Plain, for a
 change in nonconforming use and a variance for change of
 occupancy from garage, retail printing, office, and
 jewelry manufacturing to offices in a residential (R-.5)
 district, the Boston Redevelopment Authority recommends
 approval with the following provisos: that petitioner
 arrange to provide adequate off-street parking at nearby
 facilities; that plans be submitted to Authority for
 design review approval. Presently plans include only the
 first floor, which will be leased to Massachusetts
 Department of Rehabilitation, provider of vocational ser-
 vices to injured and handicapped persons. Use is compat-
 ible with structure and with nearby Centre Street commer-
 cial area.



Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6843
Cyrus Durgin
37 Union Park, Boston
near Tremont Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - three apartments; erect roof deck addition.

Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

No record of legal occupancy. Open space mitigated by adjacent public park. Recommend approval with proviso.

VOTED: In reference to petition Z-6843, Cyrus Durgin, 37 Union Park, Boston, for two variances to legalize occupancy for three apartments and erect roof deck addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval and to the South End Historical Society for review.



Z-6843

37 UNION PARK

BOS

Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6849
Leonard B. Robinson
862-870 Blue Hill Avenue, Dorchester
at Harvard Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from five stores to two stores and private club.

Violation(s):

Private club is conditional use.

Off-street parking is insufficient.

Petitioner should meet with neighborhood to review proposal and resolve parking and any other concerns. Recommend denial without prejudice.

VOTED: In reference to petition Z-6849, Leonard B. Robinson, 862-870 Blue Hill Avenue, Dorchester; for a conditional use and a variance for change of occupancy from five stores to two stores and private club in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Petitioner should meet with neighborhood to review proposal and resolve parking and any other concerns.



862-870 BLUE HILL AVE.

DOR

Z-6849

Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6854
Anthony Briggs
34 Braddock Park, Boston
near Columbus Avenue

Four-story structure

District(s):	apartment <u>H-3</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: erect roof addition to three-family dwelling.

Violation(s):

Restricted roof structure district.

Similar petition was denied without prejudice by Board of Appeal in October; Authority had recommended denial. Roof addition on this end building does not conform to Landmark District guidelines and would be highly visible and contrary to the architectural character of the other Victorian row structures in the immediate neighborhood. Recommend denial.

VOTED: In reference to petition Z-6854, Anthony Briggs, 34 Braddock Park, Boston, for conditional use to erect roof addition to three-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Roof addition on this end building does not conform to Landmark District guidelines and would be highly visible and contrary to the architectural character of the other Victorian row structures in the immediate neighborhood.



Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6857
Stonberg Holdings Corporation
Marketplace Lofts Limited Partnership
6-12 Thacher Street, Boston
at North Margin Street

Five-story structure (58 apartments, 15 offices)

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: extend office area.

Violation(s):

Extension of nonconforming use.

Floor area ratio is excessive.

Undeveloped ground floor space will be used to expand two office units.
Recommend approval with proviso.

VOTED: In reference to petition Z-6857, Stonberg Holdings Corporation, Marketplace Lofts Limited Partnership, 6-12 Thacher Street, Boston, for extension of non-conforming use and a variance to extend office area in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval.



UNDER
CONSTRUCTION

NORTH END
PLAYGROUND

KEAVY
SQUARE

PVT JOHN
DEFILIPPO
PLAYGROUND

CENETARY

PAUL
REVERE
MALL

Z-6857

6-12 THACHER ST

BOS

ST MARY'S
PAROCHIAL
SCHOOL

CITY OF
BOSTON
BAY
HAIST

PLAYGROUND

STREET

NORTH
SQUARE

Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6861-6863
 Bonnie J. Widdoes
 3a-3b-3c Monument Square, Charlestown
 near Wallace Court

Vacant land

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect three single-family dwellings - two two-story and
 one three-story.

Violation(s):

Lot area, lot width, access, open space, off-street parking, and
 front, side, and rear yards are insufficient.

Floor area ratio is excessive.

Three two-bedroom units; adequate landscaping; nine off-street parking
 spaces; ingress and egress from Chestnut Street. Residents have been
 contacted by owner. Recommend approval with proviso.

VOTED: In reference to petition Z-6861-6863, Bonni J. Widdoes,
 3a-3b-3c Monument Square, Charlestown, for twenty-two
 variances to erect three single-family dwellings in an
 apartment (H-1) district, the Boston Redevelopment
 Authority recommends approval with the following
 proviso: that plans be submitted to the Authority for
 design review approval.



BUNKER HILL

BUNKER HILL CEMETERY

BOSTON CHARLESTOWN HOUSING DEVELOPMENT AUTHORITY MASS 2

HIGH

Z-6861-6863

3A-3B-3C MONUMENT SQ.

CHAS

MONUMENT

BUNKER HILL MONUMENT

MONUMENT SQUARE

WALLACE ST

WINTHROP

AFANS

Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6865
Lisa Levine
24r Lanark Road, Brighton
near Kilsyth Road

2½-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from accessory carriage house to two-family dwelling.

Violation(s):

Distance between buildings is insufficient.

Rear yard is insufficient.

One apartment has existed for many years. Conversion will create needed rental units and is compatible with residential area.
Recommend approval with proviso.

VOTED: In reference to petition Z-6865, Lisa Levine, 24r Lanark Road, Brighton, for two variances for change of occupancy from accessory carriage house to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval.



Z-6865 24R LANARK RD. BRI

Board of Appeal Referrals 3/29/84

Hearing: 4/3/84

Z-6867
Emerson College
126r Beacon Street, Boston
near Berkeley Street

Five-story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect addition to school.

Violation(s):

Extension of nonconforming use.

Proposed 550-square-foot addition will enclose existing courtyard.
Height will be similar to that of adjacent structures and not
visible from street. Back Bay Architectural Commission has approved.
Recommend approval.

VOTED: In reference to petition Z-6867, Emerson College,
126r Beacon Street, Boston, for extension of
nonconforming use to erect addition to school in
an apartment (H-3-65) district, the Boston
Redevelopment Authority recommends approval.
Height of courtyard addition will be similar to
that of adjacent structures and not visible from
street. Certificate of Appropriateness has been
granted by Back Bay Architectural Commission.



Z-6867

126R BEACON ST.

BOS

Board of Appeal Referrals 3/29/84

Hearing: 4.3.84

Z-6886
 Walter P. O'Brien
 157 G Street, South Boston
 near Day Boulevard

2½-story structure

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect one-story addition to two-family dwelling.

Violation(s):

Floor area ratio is excessive.

Rear yard and setback of parapet are insufficient.

Proposal to erect addition on roof of dwelling to alleviate space
 problems would obstruct neighbor's view of the bay.

Recommend denial without prejudice.

VOTED: In reference to petition Z-6886, Walter P. O'Brien,
 157 G Street, South Boston, for three variances to
 erect one-story addition to two-family dwelling in
 an apartment (H-1-50) district, the Boston
 Redevelopment Authority recommends denial without
 prejudice. Addition on roof of dwelling would
 obstruct neighbor's view of the bay.



Z-6886

157 G ST.

SOUTH BOSTON

Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6892
Joseph T. Morrissey
1401 Centre Street, Roslindale
at Andover Road

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 _____ manufacturing _____

Purpose: change occupancy from office and dancing school to beauty
salon and offices.

Violation(s):

In variance with former decision of Board of Appeal.

Beauty salon is forbidden use.

Neighborhood concerns are landscaping, hours of operation, parking,
trash, and safety. Recommend denial without prejudice.

VOTED: In reference to petition Z-6892, Joseph T. Morrissey,
1401 Centre Street, Roslindale,, for a forbidden use
and a variance for change of occupancy from office
and dancing school to beauty salon and offices in a
single-family (S-.5) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Petitioner should meet with Centre-
Andover-Buchanan Concerned Residents to resolve
following concerns: landscaping, hours of operation,
parking-traffic, trash, safety.



WELD

AVENUE

COLBY

ROAD

PRESIDENT

LEGGEDALE

ROAD

WEDGE WOOD

RD.

ANDOVER

RD.

STREET

CENTRE

CENTRE

STREET

HAZELMERE

ROBKEN

1401 CENTRE ST.

Z-6892

ROS

STREET

STREET

ROAD

Shelf W. Survey

Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6895
Steven P. Treon
4456-4458 Washington Street, Roslindale
at Cornell Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from retail store to beauty salon and restaurant.

Violation(s):

Take-out restaurant and beauty salon are forbidden uses.

Change in nonconforming use.

Off-street parking is insufficient.

Beauty shop is existing. Proposed pizza restaurant would have an adverse impact on residential neighborhood. Washington Hill Community Association is opposed. Recommend denial without prejudice.

VOTED: In reference to petition Z-6895, Steven P. Treon, 4456-4458 Washington Street, Roslindale, for two forbidden uses, a change in nonconforming use, and a variance for change of occupancy from retail store to beauty salon and restaurant in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice to give the appellant the chance to resolve the community's concerns: overabundance of pizza restaurants, loitering, neighborhood disturbance. Washington Hill Community Association and South Street Association are presently opposed.



4456-4458 WASHINGTON ST.

ROS

7-6895

Board of Appeal Referrals 3/29/84

Hearing: 4/10/84

Z-6897

Trustees of Longwood Medical Building Trust
 Children's Hospital Medical Center Corporation
 Children's Hospital Corporation
 338 Longwood Avenue, Boston

Children's Hospital complex

District(s): apartment H-3-D general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: erect five-story office-retail building and 5½-story six-level garage.

Violation(s):

Retail stores, restaurant, retail catering, real estate—insurance or other agency office, office building, research laboratory, parking lot, and parking garage are forbidden uses.

Professional offices, clinic, accessory parking are conditional uses.

Floor area ratio is excessive.

Front, side, and rear yards, setback of parapet, and loading dock are insufficient.

Accessory parking located within five feet of side lot line.

The proposed exceptions for the above deviations are in conformity with the Development Plan for Planned Development Area No. 16, approved by the Authority on December 8, 1983, for a medical office building and parking garage located at Longwood Avenue and Binney Streets. The Zoning Commission subsequently adopted a map amendment granting the Planned Development Area status to the locus.

VOTED: In reference to petition Z-6897, Trustees of Longwood Medical Building Trust, The Children's Hospital Medical Center Corporation, and The Children's Hospital Corporation, 333 Longwood Avenue, Boston, for eighteen exceptions to erect five-story office-retail structure and 5½-story six-level garage in an apartment (H-3-D) planned development area subdistrict, the Boston Redevelopment Authority recommends approval provided that final plans are submitted to the Authority for design review to ensure that the plans are consistent with plans previously approved by the Authority. The exceptions requested are in conformity with the Development Plan for Planned Development Area No. 16, which was approved by the Authority on December 8, 1983.

PLANNED DEVELOPMENT AREA
Longwood Ave. & Binney Street
Fenway

-  Area Involved
-  Area Notified
-  Zoning District Line

Scale: 1"=200'

